



SUPPLEMENT PAGE A - FOR ZONING CODE VARIANCE

Applicants should be aware that their application will be judged on the basis of four criteria. PDS or the Hearing Examiner must find that all four criteria have been met in order to grant approval.

Variances will not be approved that have the effect of granting a special privilege not shared by other properties in the same vicinity.

This form provides the applicant with an opportunity to address each of the four criteria. You may attach additional sheets.

POINT 1. Describe the special circumstances that apply to your property and/or your intended use (such as shape, topography, location or surroundings) which generally do not apply to other proper-ties or uses in the vicinity.

This is a request for a variance to the amended ordinance No. 09-079 30.34A.040 (2)(a) *Building height and setback*. Specifically, this request is to allow a height that represents one times the distance the building is located from the adjacent zoning line. Height shall be no greater than 45 feet. This request applies to the southeast portion of the site as illustrated on attached Exhibit 1. It should be noted that Snohomish County has interpreted the Town of Woodway R-14,500 or UR zoning to the south of the Point Wells site are equivalent to the lower density zones listed in the former SCC 30.34A.040(2)(a). The physical location between the railroad to the west and the critical areas on the hillside to the east forms a narrow site condition that has to be reconciled in the design. Access to and from the site is limited and must serve to provide access to residents, public, utility services, pedestrians and bikes. The property boundary at the southeast portion of the Urban Plaza is a panhandle shape with a constricted width of approximately 150'. The vertical clearance requirements at the BNSF bridge crossing requires that the access road must rise from elevation +35' at Richmond Beach Drive NW up to elevation +55'. This grade change requires the access road to ramp up quickly from the south entry while also providing transit access below the plaza level. More than 75' (almost half of the property width) is required for the access road and sidewalks. The result is a site development area restricted in both width and height.

POINT 2. Why is this variance necessary to preserve and/or enjoy a substantial property right that others in the vicinity have, but because of special circumstances is denied to your property?

The unique set of site features, described in Point 1, create challenging conditions. This application for a variance from height and setback requirements aims to resolve these conditions. The long proportions and narrow shape of this portion of the site and the site access are unique conditions that limit development rights on this property. The Point Wells site is the only property in the area which has vesting as an Urban Center with the substantial property right of being able to be developed as such. The variance is necessary to preserve the substantial property right of being able to develop the property pursuant to its vested property zoning. These are special circumstances which do not apply to other properties in the vicinity.

POINT 3. The variance I am requesting will not be detrimental to the public welfare or injurious to the properties or improvements in the vicinity and zone in which my property is located because:

The entry elevation of the buildings is at the low point of the site and buildings are down slope from the properties to the east. The proposed building height of 35 feet will minimize view corridor impacts from adjacent properties.

Community services such as EMT and site security are programmed for community service building 2. This location at the southern site boundary provides safety and security to Point Wells which also serves to enhance community safety, thereby benefiting other property owners in the vicinity.

POINT 4. Why would variance approval not adversely affect the comprehensive plan?

The development comprehensive plan is not adversely impacted by an approval of this request. The location of this particular part of the development is in a key position and enhances safety and transit connections for the surrounding neighborhood. The building massing and proposed height of 35 feet is appropriate for this area.

FOR OFFICE USE ONLY:

File No. _____

2"
1 1/2" 1"

REQUESTED
HEIGHT (1X
DISTANCE TO
RESIDENTIAL
ZONE BOUNDARY)

BASE OF UP-T1,
SERVICE BUILDING
1, AND SERVICE
BUILDING 2 ARE 35'
HEIGHT.

HIGHLIGHTED
AREA
REPRESENTS
EXTENTS OF
VARIANCE
REQUEST

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Point Wells
Development

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1. ENVAC - VACUUM TUBE TRASH COLLECTION TERMINAL (BELOW RETAIL)
2. COMMUNITY SERVICE (BELOW RETAIL)
3. SERVICE ACCESS
4. PIER ACCESS
5. FUTURE TRANSIT STATION
6. DAYLIGHTED WATERCOURSE
7. NOT USED
8. PARKING ENTRY
9. BEACH PLAZA PUBLIC AMPHITHEATER
10. ESPLANADE
11. FLOATING DOCK
12. SECONDARY ACCESS ROAD
13. ENERGY CENTER BELOW (AT EL. +28)
14. POTENTIAL WATER TAXI
15. EXISTING BNSF RAILROAD RIGHT-OF-WAY
16. ACOUSTICAL WALL
17. BEACH PARKING
18. VEHICULAR AND PEDESTRIAN BRIDGE
19. ENTRY BOULEVARD
20. SECONDARY ACCESS BRIDGE
21. PEDESTRIANBIKE PATH
22. NOT USED
23. ACCESSIBLE ROUTE
24. ACCESS TO BELOW GRADE ENERGY CENTER
25. EXISTING PIER BUILDING, TO BE OF A WATER DEPENDANT USE
26. RICHMOND BEACH DRIVE (PUBLIC)
27. PIER
28. DASHED LINE INDICATES AREA OF EXISTING SIGNIFICANT TREES TO BE REMOVED
29. RECEIVING AREA FOR REPLACEMENT TREES
30. FUTURE EXTENSION OF BOARDWALK

EXHIBIT 1 - RESIDENTIAL ZONING
VARIANCE REQUEST

ANNOTATED SITE PLAN

REV.	ISSUE	DATE
1	CORRECTION	04.18.2017
2	CORRECTION	04.24.2018
3	RESUBMITTAL DOCUMENTS	12.04.2019

Sheet Information

Date	03/04/2011
Job Number	169009.000
Drawn	
Checked	
Approved	

Title

OVERALL SITE
PLAN

Sheet

A-050

NOT Issued for Construction

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